



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, APRIL 20, 2011 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER, Chair

BETH COONS Vice Chair
VINCE DIBELLA
BRAD ARNETT

CHELL ROBERTS
LISA HUDSON
SUZANNE JOHNSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the May 16, 2011 City Council meeting. At that time, City Council will establish June 6, 2011, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. **CONSIDER THE MINUTES FROM THE MARCH 22, AND MARCH 23, 2011 STUDY SESSIONS AND REGULAR HEARING:**

B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:**

- *1. **Z11-15** The 7600 block of East Velocity Way (north side). Located east of Sossaman Road and north of Pecos Road (13.45± acres). District 6. Site Plan Review. This request will allow the development of an industrial office development at Phoenix-Mesa Gateway Airport. Phoenix-Mesa Gateway Authority, owner; Steve Nevala, applicant. **(District 6)**

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

P&Z Board Action: Approved with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z11-08** 5503 South Power Road. Located south of Ray Road on the east side of Power Road (4.34± acres). District 6. Rezone from C-2 to M-1 and Site Plan Review. This request will allow the development of an RV/Boat Storage Facility. (PLN2010-00148) James McDowell, owner; Tony Cooper, applicant. **(District 6)**

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions

- *2. **Z11-13** The 1600 block of South Stapley Drive (east side). Located south of the US 60 Superstition Freeway and east of Stapley Drive (72± acres). District 4. Council Use Permit. This request will allow the development of a 65' tall Freeway Landmark Monument sign at the Mesa Grand commercial retail center. (PLN2011-00049) Vestar Arizona, Owner; Paul Bleier, applicant. **(District 4)**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions

- *3. **Z11-14** The 4400 to 4800 block of east McKellips Road (north side); the 2000 to 2900 block of north Greenfield Road (east side); the 4400 to 5100 block of East McDowell Road (south side); and the 2200 to 2900 block of north Higley Road (west side). Located north of McKellips Road and east of Greenfield Road (578.45± acres). District 5. Rezone from M-1 to M-1-PAD. This request will establish Design Guidelines to guide future development at Falcon Field Airport. (PLN2010-00386) City of Mesa, owner; Corrine Nystrom, applicant. **(District 5)**

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions

F. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:

1. Repeal of the present Title 11 of the Mesa City Code, known as the Mesa Zoning Ordinance, in its entirety, and replacement with a new Title 11, also to be known as the Mesa Zoning Ordinance. This project is also known as the Zoning Code Update.

STAFF PLANNER: Gordon Sheffield, Zoning Administrator

Staff Recommendation: Approval

P&Z Board Recommendation: Approval as amended

G. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

- *1. **Riverview Auto Center. (District 1)** The 900 to 1,000 blocks of North Dobson Road, (west side). Located south and west of Dobson Road and the State Route 202 – red Mountain Freeway. (29.4± acres) This request will allow a commercial subdivision for an existing auto center. Miller Family Real Estate, LLC owner; Steve Bowser, Helix Engineering, LLC, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval

P&Z Board Action: Approved with conditions

H. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

None

Note: *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov*

DA:
I:\P&Z\P&Z 11\Agendas\4-20-11.doc